

1 AUDIENCE MEMBER: It's just, to rezone for him to do more and for that
2 business, living there personally? No. I really wouldn't want it to be approved.

3 CHAIRMAN GILCHRIST: Okay, thank you.

4 AUDIENCE MEMBER: Um-hum.

5 CHAIRMAN GILCHRIST: Elaine, help me with this last name, Elaine. Robinson,
6 okay.

7 **TESTIMONY OF ELAINE ROBINSON:**

8 MS. ROBINSON: Yes, I'm Kevin's sister and I too grew up there at 1332 Corley
9 Ford Road, which is right next to the property. And I have property also on the other
10 side as well as that property. And we do do things for the community and I can't say, I
11 mean, no matter where you are there's gonna be people who don't always abide by the
12 rules. But we do do things for the community, we're there, live there, my mother lived
13 there all of her life, she just passed. So my sister's still there on the other side of that
14 property, family is all around that property. I think, I don't have a whole lot to say, I think
15 Kevin said pretty much a lot of it, but just wanted to try to get it rezoned so that the rules
16 can apply to everybody.

17 CHAIRMAN GILCHRIST: Thank you. I can't read this name, but 1820 Crane
18 Church Road. Who is that? Alright, Tracy Dunlap? Okay, oh that's another case I think.
19 Vera Dunlap? Okay. You got anything else to add? Okay. Alright, that's all we have
20 signed up to speak. Questions? Motions from Commission? Don't everybody speak at
21 one time.

22 MR. TUTTLE: Mr. Chairman, I'll make a motion on Case 18-044 MA, send it
23 forward to Council following Staff's recommendation of disapproval.

1 CHAIRMAN GILCHRIST: Is there a second?

2 MS. FRIERSON: I second.

3 CHAIRMAN GILCHRIST: Okay. It's been moved and properly seconded then
4 that we send Case No. 18-044 MA forward to Council with a recommendation of
5 disapproval. All in favor signify by raising your hand.

6 MR. PRICE: Those in favor: Yipp, McLaurin, Gilchrist, Carlisle, Tuttle, Frierson,
7 Brown.

8 *[Approved to deny: Yipp, McLaurin, Gilchrist, Carlisle, Tuttle, Frierson, Brown; Absent:*
9 *Cairns*

10 CHAIRMAN GILCHRIST: Okay. I think that was a unanimous vote. We are again
11 a recommending Body to County Council. They will meet back in these chambers on
12 December the 18th, so feel free to come back at that time, okay?

13 MR. TUTTLE: Mr. Chairman, in the last case did I understand there were some
14 people signed up on the wrong sheet?

15 CHAIRMAN GILCHRIST: I think they were signed up – they had down 44, the
16 Dunlap's. Were you here for that case that just ended, or for another case? Okay.

17 MR. TUTTLE: Okay, alright. Thank you, Mr. Chairman.

18 CHAIRMAN GILCHRIST: Yeah, sure. Okay, next case.

19 **CASE NO. 18-047 MA:**

20 MR. PRICE: Okay, the next item is Case 18-047 MA. The Applicant is Inga
21 Brooks [sic]. The property is located at, near the intersection of Bluff Road and Harlem
22 Street. It's about a 1.21 acre tract. The Applicant is requesting rezone from RH-SD,
23 single-family, excuse me, residential, single-family, high density, to GC, which is

1 General Commercial. This was the case I asked that you pull from the Consent Agenda
2 so we could have some, a little discussion on this. There's been a previous rezoning
3 actually by the Applicant for parcels along Bluff Road, along this, right near this site in
4 which Staff has recommended approval previously. And one of the reasons why Staff
5 did not recommend approval in this particular case is because we looked at this as a
6 whole, and the back portion that you'll see, which is going into Harlem Street, we
7 consider, when we looked at this we considered this to be more of an encroachment
8 into the residential area as opposed to keeping the commercial along Bluff Road. Thus,
9 that was the reason for Staff's recommendation for denial.

10 CHAIRMAN GILCHRIST: Okay. Any questions for the Staff? The Applicant, Inga
11 Black?

12 **TESTIMONY OF INGA BLACK:**

13 MS. BLACK: It's Black, Brooks-Black. That's fine. I'm asking for the rezoning of
14 this property cause as he stated before we already have some property on Bluff Road
15 so we're trying to get it all, trying to get in compliance cause we own some buses. So
16 we're just trying to get all compliance. And that one that's going into the Harlem Street
17 portion, there's nothing back there; all those houses are either burnt down or there's no
18 actual houses close to that, where we're gonna be located. And it's on the back end of
19 the other property that we own. So I wanna be in compliance cause when we, cause it's
20 already butting up to what we own so that way we can just, basically gonna be a U-
21 shape. But on the other side of Harlem there is no house right there. There's an
22 abandoned house, there's no house right there. There's no house probably for about a
23 mile down. And most of that stuff on Harlem Street has already been bought up by

1 Bibleway, too. It's not very many houses left. So what we just trying to do is make
2 beautification of that whole entire area, cause right now it ain't nothing but woods so it's
3 not a good site.

4 CHAIRMAN GILCHRIST: Any questions for the Applicant? Okay, thank you Ms.
5 Black.

6 MS. BLACK: Thank you.

7 CHAIRMAN GILCHRIST: Um-hum. Motions?

8 MR. TUTTLE: I do have a question for Staff. On our map, kinda to the northwest
9 of the site there's a white property there on Harlem Street as opposed to being orange
10 or pink or red or something, is that just a misprint?

11 MR. PRICE: I believe it's in the City of Columbia.

12 MR. TUTTLE: Do you know what the zoning of that in the City of Columbia is?

13 MR. PRICE: No.

14 CHAIRMAN GILCHRIST: Okay, any additional questions for the Staff? Any
15 motions?

16 MR. PRICE: If – we're actually pulling it up now, hopefully our mapping will let us
17 know what the zoning designation of that parcel is. So it looks like that designation's
18 coming up as single-family, high density also.

19 CHAIRMAN GILCHRIST: Okay.

20 MR. TUTTLE: Can you tell me who owns the parcel directly to the north? I guess
21 I'll start a little discussion. I certainly can appreciate Staff's comment, however, you
22 know the three parcels there that the Applicant already owns, they're already butting up
23 to the similar zoning, so in theory I understand they're worried about encroachment but,

1 I mean, you already have that same condition there. It's a tough one but I think I would
2 probably be more inclined for approval.

3 CHAIRMAN GILCHRIST: Is that a motion, Mr. Tuttle?

4 MR. TUTTLE: I'm looking for a little discussion first, I'm not –

5 CHAIRMAN GILCHRIST: I mean, I'm inclined to certainly agree with you on that.

6 The Comprehensive Plan kinda outlines what in this area, Geo? Mr. Price, the
7 Comprehensive Plan outline, what -

8 MR. PRICE: Well that kinda goes back to some previous discussions we've had.
9 I believe, I wish I could quote home exactly, but Mr. Tuttle has previously stated, you
10 know, when you're looking at the Comprehensive Plan it is not really site specific, it's
11 just kinda broadly brushing an area.

12 CHAIRMAN GILCHRIST: Right.

13 MR. PRICE: So when we're applying this the question becomes, look at the
14 economic development center corridors, you know, where does it begin and end. And
15 so what we've tried to do is pretty much kinda leave this right along the parcels that are
16 facing Bluff Road as opposed to going into the sites. Even though if you look at it from
17 the Comprehensive Plan and the mapping it may include just these parcels.

18 CHAIRMAN GILCHRIST: Sure, yeah. Any additional questions? Ms. Yip?

19 MS. YIP: So I mean, just to clarify it's actually three different pieces of property
20 that we're trying to get rezoned all at once now, is that right?

21 MR. PRICE: Correct.

22 MS. YIP: I mean, I guess me personally if it were just the two on the corner, I
23 mean, there would be no question. So I mean, really what kinda begs the question

1 that's weighing in the balance is – and how big is that piece that's, you know, going
2 down Harlem Street? I'm just curious, size-wise.

3 MR. PRICE: It doesn't show.

4 MS. YIP: So yeah, that's like $\frac{3}{4}$ of an acre, I mean, that's, you know, a pretty
5 sizeable piece but, I mean. That's what's hanging in the balance for me is that piece, I
6 mean, if it were just the first two pieces, I mean, it would be an easy decision obviously.
7 I'd love to hear more from what some of the other Commissioners think, I mean, what
8 are your opinions on this, personally?

9 MR. MCLAURIN: Well, I'm agreeing with Mr. Tuttle that because she's backing
10 up to those areas and she's already there, and at those three properties, I don't see
11 anything that is hindering – and I can't state from the Comprehensive Plan that we
12 cannot approve that.

13 CHAIRMAN GILCHRIST: Any additional comments?

14 MS. FRIERSON: I tend to agree with Mr. Tuttle also in that the other properties
15 are already zoned that way and the Applicant wants to beautify it, I'm leaning towards
16 what Mr. Tuttle said on this one as well.

17 MS. YIP: In that case I'd like to make a motion to recommend, with a
18 recommendation of approval for Case No. 18-047 MA.

19 MR. MCLAURIN: I second.

20 CHAIRMAN GILCHRIST: One second before we approve it. Can you give us just
21 a little statement about why we wanna go against the Staff's recommendation?

22 MS. YIP: Oh absolutely, I apologize.

23 CHAIRMAN GILCHRIST: Not a problem.

1 MS. YIP: The reason that we are going, respectfully, against the Staff's
2 recommendation is due to the fact that this particular property abuts property already
3 owned by the Applicant that is already zoned for Commercial.

4 CHAIRMAN GILCHRIST: Okay, is there a second?

5 MS. FRIERSON: Second.

6 CHAIRMAN GILCHRIST: Okay. It's been –

7 MR. CARLISLE: Is that approval or disapproval?

8 MS. YIP: Motion for approval is my recommendation.

9 CHAIRMAN GILCHRIST: Yeah, against the Staff's recommendation.

10 MR. CARLISLE: Yes.

11 CHAIRMAN GILCHRIST: Okay, it's been moved and properly seconded that we
12 send Case No. 18-047 MA forward to Council with a recommendation of approval citing
13 Commissioner Yip's recommendation and observation. All in favor signify by raising
14 your hand.

15 MR. PRICE: Those in favor: Yip, McLaurin, Gilchrist, Carlisle, Tuttle, Frierson
16 and Brown.

17 CHAIRMAN GILCHRIST: All opposed?

18 *[Approved: Yipp, McLaurin, Gilchrist, Carlisle, Tuttle, Frierson, Brown; Absent: Cairns*

19 CHAIRMAN GILCHRIST: Okay, and again we are a recommending Body to
20 County Council and they'll meet back in these chambers on December the 18th, okay?
21 Thank you. Okay, that's all we –

22 MR. PRICE: Who seconded that?

23 CHAIRMAN GILCHRIST: Ms. Frierson.

1 MS. FRIERSON: I seconded.

2 CHAIRMAN GILCHRIST: Okay, Other Business? Land Development? Anything
3 on the Land Development?

4 MS. POWELL: There's no update. We're still on target for first quarter of 2019
5 with the public review of module I.

6 CHAIRMAN GILCHRIST: Great. We'll work to that for sure. While we're on it
7 since it comes to the Chairman's Report, Ms. Powell, it's good to see you in a new seat.

8 MS. POWELL: Thank you, sir.

9 CHAIRMAN GILCHRIST: With the Commission. It's my understanding that you're
10 gonna be our acting Planning Director, is that right?

11 MS. POWELL: That is correct.

12 CHAIRMAN GILCHRIST: Very good.

13 MR. TUTTLE: Congratulations.

14 CHAIRMAN GILCHRIST: Absolutely. Welcome aboard, well deserved and we're
15 glad that you're here so we look forward to working with you for sure. Nothing on the
16 Chairman's Report except for just wanna wish everyone a wonderful holiday season. I
17 thank all of you for your wonderful attendance today and we have an exciting 2019 upon
18 us, certainly given what's happening with the rewrite and some of the things that we
19 anticipate coming out of that, particularly in our first module. So we're looking forward to
20 all of that and I wanna thank you for your commitment to this Commission this past
21 year. Thank you for allowing me to serve again as your Chairman, and I look forward to
22 all of us working together again in 2019 to continue to do the great work of Richland
23 County.

1 MR. TUTTLE: Mr. Chairman, if I may. I had a question.

2 CHAIRMAN GILCHRIST: Yes, sir.

3 MR. TUTTLE: When, earlier we were talking about the term expirations and so
4 forth, and it was discussed that with the rewriting of the Code going on that somebody
5 would maybe take something to Council to see if maybe those term expirations might be
6 extended so you didn't bring somebody in who had only been there two weeks to have
7 to pass a comprehensive rewrite with no background. Has any conversations been
8 held?

9 MR. PRICE: A discussion I'm gonna have with the Chair of the Rules and
10 Appointments Committee.

11 MR. TUTTLE: Thank you.

12 CHAIRMAN GILCHRIST: Thank you, Mr. Tuttle. Thank you for bringing that back
13 up as well. Planning Director's Report, anything?

14 MS. POWELL: No, sir, Mr. Gilchrist, there's nothing on the Report today.

15 CHAIRMAN GILCHRIST: Okay. Take a motion to adjourn.

16 MR. TUTTLE: Chairman, motion to adjourn.

17 CHAIRMAN GILCHRIST: Okay. So moved. Merry Christmas, everybody.

18

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[Meeting adjourned at 3:35pm]